

Ben Haywood
Head of Development Services
High Peak Borough Council
Buxton Town Hall
Buxton
SK17 6DZ

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07539 332 104
niall.mellan@houriganplanning.com

Your ref: HPK/2022/0456
Our ref: 2024-11-20 LPA
Date: 20 November 2022

UPLOADED TO PLANNING PORTAL

Dear Ben

LAND TO THE SOUTH OF DINTING VALE, GLOSSOP

APPLICATION TO DISCHARGE CONDITION 15 IN RELATION TO PLANNING PERMISSION: HPK/2022/0456 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 92 DWELLINGS INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS

PLANNING PORTAL REFERENCE: PP- 13472245

I hope that this letter finds you well.

On behalf of Wain Homes (North West) Ltd I have today submitted an application to discharge **Condition 15** of the above-mentioned detailed planning permission issued by Appeal Decision dated 22 July 2024 (PINS Reference APP/H1033/W/24/3339815).

I set out below for ease of reference the wording and reasoning of **Condition 15** and the details being submitted to enable the Local Planning Authority (LPA) to discharge the condition.

Condition 15

Condition 15 states that:

"The development shall not be commenced until a detailed scheme for the proposed new junction off the A57 and highway improvement works for the provision of a footway/ verge margin and associated safe pedestrian crossing points, the relocation of the bus stop on the southern side of the A57 (and any other associated highways works) has been submitted to and approved in writing by the Local Planning Authority.

The new junction shall be provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres to the right and left when measured along the nearside carriageway edge. The area in advance of the visibility sightlines being levelled, forming part of the new street constructed as footway and not forming part of any plot or other subdivision of the site.



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Registered Office: Spring Court, Spring Road, Hale, Cheshire, WA14 2UQ



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Prior to the occupation of the first dwelling the required highway improvement works shall be constructed in accordance with the approved details.

The proposed new site access road between Dinting Vale (A57) and the Public Right of Way (Glossop FP 50) is to be maintained to an adoptable standard (save for the gradient) for the lifetime of the duration of the occupation of the development."

Documents Submitted

Please find enclosed drawings detailing a scheme for the new junction to the A57 and highway improvement works:

- Section 278 General Arrangement - Drawing No. WAI25-XX-BET-ZZ-XX-DR-C-2501-P01-S278-GA.
- Section 278 Bus Stop Relocation - Drawing No. WAI25-XX-BET-ZZ-XX-DR-C-2502-P01.
- Section 278 Typical Construction Details - Drawing No. WAI25-XX-BET-ZZ-XX-DR-C-2502-P01.

Application Fee

The application fee is £145 plus a £70 service charge for the Planning Portal. The applicant has been nominated to pay this.

Summary

I trust that you will find the enclosed application to be in order. I look forward to receiving confirmation that the application has been registered and validated as soon as possible.

If you have any queries about the enclosed details pertaining to this application, I would be more than happy to discuss the matter further.

Yours faithfully

NIALL MELLAN BA (Hons) MSc MRTPI
Associate Director